



HAWKESFORD
JAMES



Danedale Avenue
Minster on Sea, Kent, ME12 3QX
price: £650,000



GENEROUS PLOT | A quiet, detached haven set in unusually spacious grounds. This beautifully renovated detached bungalow meets exacting standards, providing a modern family home with a sociable and family-friendly layout.

The low-maintenance frontage offers off-street parking for several vehicles and gated vehicle access to the rear of the property. Enter through a welcoming entrance hall that runs through the centre of the home, featuring a rooflight and glazed internal doors that enhance natural light and create a sense of flow. The lounge, with its bifold doors, opens directly to the rear garden.

At the heart of this home is the open-plan kitchen/diner, boasting sleek modern cabinetry, an island/breakfast bar, and integrated appliances. A log burner and bifold doors to the rear garden make this room perfect for family meals and entertaining guests. Additionally, a convenient utility room and guest cloakroom are accessible from the kitchen/diner.

The master bedroom, overlooking the front of the property, has been thoughtfully designed to include a walk-in wardrobe, maximising space for other furniture. A modern shower room adds comfort and convenience. The accommodation includes three additional generously sized bedrooms and a modern family bathroom with a shower cubicle and separate bath.

Step out into the rear garden onto a patio area that offers a perfect view of the expansive garden, surrounded by mature trees and shrubs. Spanning approximately one acre and featuring stables, this property is ideal for equestrian enthusiasts.



Danedale Avenue is situated in a sought-after residential area in Minster, home to popular schools and local shops. The road offers partial sea views and benefits from low traffic levels. Sheerness railway station and town centre are approximately 3.9 miles from the property, while the Sheppey Crossing is about 4.5 miles away.

For further amenities and excellent transport links, Sittingbourne is just 11 miles away, featuring a mainline railway station and motorway connections.

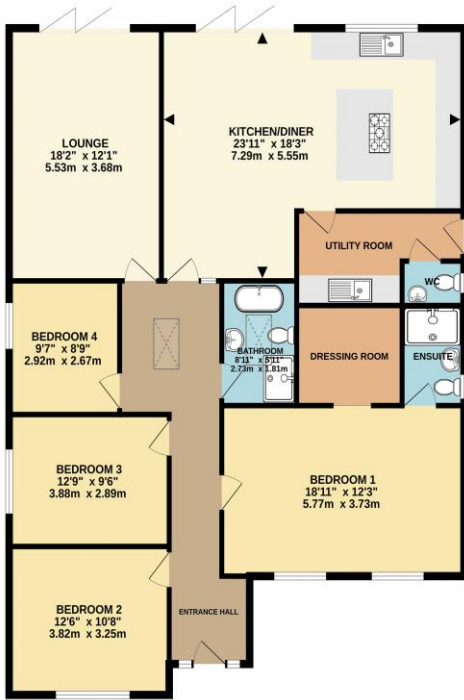
Features

- Detached Bungalow
- Renovated to exacting standards
- Four bedrooms with en-suite to master
- Approximately one acre plot
- Open plan kitchen/diner
- Utility room
- Family bathroom and guest cloakroom
- Council tax band: D
- EPC rating: 63 | D
- Freehold





GROUND FLOOR
1567 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (save for green).
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In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.



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